

PUBLIC HEARING—December 15, 1965

Appeal #8498 Julia H. Thorworth, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on December 22, 1965:

ORDERED:

That the appeal for a variance from the provisions of Section 3301.1 of the Zoning Regulations requiring 900 square feet of land area per unit in conversion of dwelling into multiple dwelling and for a variance from the provisions of Section 7202.1 of the Zoning Regulations to permit waiver of one off-street parking space at 1320 Park Road, N.W., lot 38, square 2843, be conditionally granted.

(1) Appellant's lot has a frontage of 20 feet on Park Road and extends back distances of 224.60 feet on the west and 185.93 feet on the east to abutting properties. The lot contains an area of 4164 square feet of land.

(2) Appellant proposes to convert the building into six units with one in basement, one on first, two on second, one on third and one top floors of the building which is four stories and basement in height.

(3) Appellant's lot contains an area of 4164 square feet of land whereas regulations would require 5400 square feet of land to convert to six units.

(4) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the provisions of Section 8207.11 of the Zoning Regulations, but not to the extent requested, i.e. six apartment units. In our opinion this would be an overcrowded condition for the property as it would be short 1236 square feet in land area. The Board feels, however, that the granting of five units would be more within the intent of Sect. 3301.1 of the Zoning Regulations, being only 336 square feet shy of regulation requirements. This Order shall therefore be subject to the following condition:

(a) This conversion shall be limited to five apartment units.

The Board also finds that the request for a waiver of one-off-street parking space is justified as there is no access to this property from the rear or elsewhere as the property consists of a row dwelling.